

The Action Plan

The Action Plan: Text Amendments and Capital Project Programming

This chapter contains proposed text amendments to pertinent plans and ordinances, recommended project implementation timetables, and a list of other actions to consider or pursue in the future.

Proposed Amendments to Plans and Ordinances

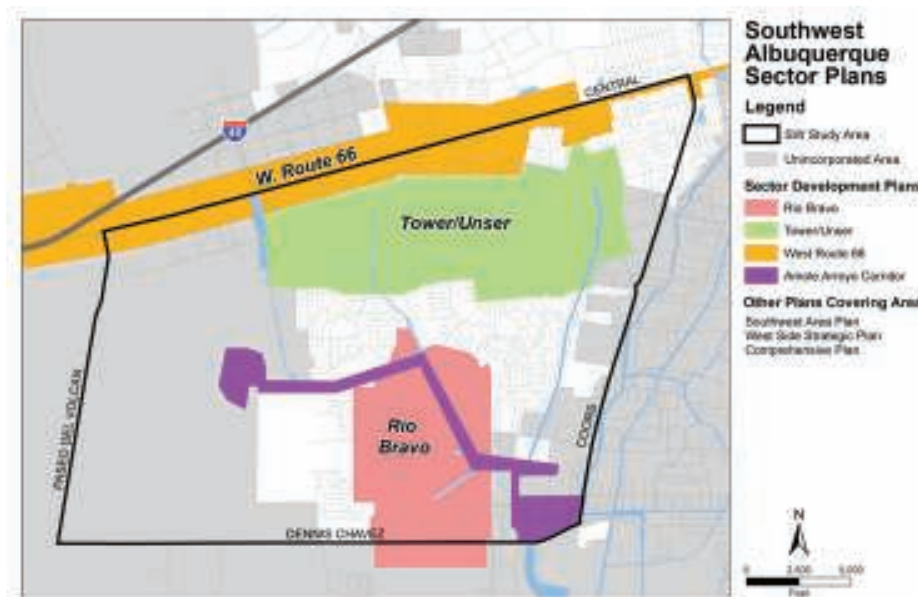
The proposed text amendments in this chapter are for the West Side Strategic Plan, Tower/Unser Sector Development Plan, Rio Bravo Sector Development Plan and West Route 66 Sector Development Plan. Suggested changes to the Southwest Area Plan are included for Bernalillo County to consider.

The plan amendments require City Council consideration and adoption by resolution.

Strikethroughs indicate recommended text removal, and underlines indicate recommended text additions.

Some Albuquerque/ Bernalillo County Comprehensive Plan policies could be strengthened to support the creation of neighborhood activity centers, to discourage walled and gated communities, and to ensure the development of pedestrian-friendly streets. Text amendments to the Comprehensive Plan are not included in this Action Plan.

The following table identifies the amendments by themes for each plan and code.



West Side Strategic Plan

Amend the map on page 30 “Community Service Areas and Neighborhood & Community Activity Centers” to add the following activity centers from the proposed network of Southwest Albuquerque activity centers. Also add maps to show these additional activity centers in the Westland South, Bridge/Westgate, Gun Club, and Rio Bravo subarea maps.

- 118th/Dennis Chavez Community Activity Center
- Old Coors/Central Neighborhood Activity Center
- Coors/Bridge Neighborhood Activity Center
- Coors/Arenal Neighborhood Activity Center
- Coors/Blake Neighborhood Activity Center
- Unser/Tower Neighborhood Activity Center
- Unser/Sapphire Neighborhood Activity Center
- Unser/Amole-Hubbell Drainage Neighborhood Activity Center
- Corriz/Kimela Neighborhood Activity Center to the west of Unser and south of Sapphire
- 86th/Tower Neighborhood Activity Center
- 98th/Benavides Neighborhood Activity Center
- 98th/north of Rio Corto Neighborhood Activity Center
- Benavides/Del Rey Neighborhood Activity Center

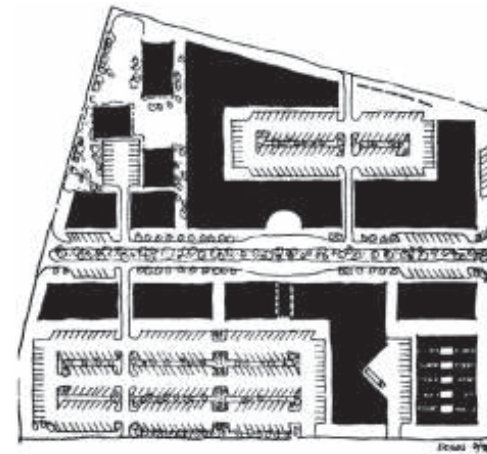
Amend the map on page 30 to add the following proposals for possible future community and neighborhood activity center locations.

- Paseo del Volcan/Dennis Chavez Community Activity Center
- 118th/Central Neighborhood Activity Center
- 118th/DeVargas Neighborhood Activity Center
- 118th/near or at Gibson Neighborhood Activity Center
- Paseo del Volcan/Mid Area Neighborhood Activity Center
- Paseo del Volcan/North Area Neighborhood Activity Center

To clarify the differences between community and neighborhood activity centers, amend Section B: Strategic Plan Elements and Development Strategies, 1. The Community Concept, Community Activity Centers on page 33 as follows.

Each Community on the West Side will ~~[-have -]~~ [+ be served by. +] a Community Activity Center [+ and several smaller Neighborhood Activity Centers that are easily reached by walking from surrounding neighborhoods. +] The Community Center provides the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, [+ multiple-family dwellings +] and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of ~~[- approximately -]~~ [+ at least +] 30,000. [+ This population can be concentrated within a smaller area by locating multiple-family housing within the community activity center to support nearby services and public transit service. +]

Remove the existing illustration of a Typical Community Center on page 34 and replace it with more recent illustrations from the southwest



Community Activity Center Design

Albuquerque Strategic Action Plan.

Add the following policies to more fully describe community and neighborhood centers.

[+ Policy 1.17: The City shall encourage co-location of public services such as schools, libraries, community/senior/multi-service centers, parks, retail and commercial services in Community and Neighborhood Activity Centers. +]

[+ Policy 1.18: Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in one accessible location. +]

Amend the following policies to more fully describe individual community and neighborhood centers in specific west side communities within the Southwest Albuquerque Strategic Action Plan boundaries.

Section B: Strategic Plan Elements and Development Strategies, 3.
Specific West Side Communities, Bridge/Westgate Community
Policy 3.46: Promote densities consistent with those found in the ~~[- Rio Bravo-]~~ Sector Development ~~[- Plan -]~~ [+ Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within +] ~~[- and with -]~~ the ~~[-proposed Village -]~~ [+ designated Community Activity +] Centers and adjacent areas. ~~[- Other areas shall be low-density development consistent with the rural character of the area within most of the Community. -]~~

Section B: Strategic Plan Elements and Development Strategies, 3.
Specific West Side Communities, Gun Club Community
Policy 3.48: Promote low-density development consistent with the rural character of the area within most of ~~[- this -]~~ [+ the Gun Club +] Community. Exceptions to this are [+ in residential areas of the community north of Senator Dennis Chavez Boulevard and +] in Activity Centers in key locations of the Rio Bravo Corridor where mixed use commercial services, public facilities, high-density residential, and employment uses are appropriate. [+ These areas should have a greater variety of densities and land uses.+]

Section B: Strategic Plan Elements and Development Strategies, 3.
Specific West Side Communities, Westland South Community
[+ Policy 3.63a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Centers in the Westland South Community. +]

[+ Policy 3.63b: Locate new public facilities for the West Side in the Westland South Community as it is developed. In designated Activity Centers, co-locate public facilities with combinations of retail and/or commercial services that will serve the surrounding community. +]

Section B: Strategic Plan Elements and Development Strategies, 3.

Specific West Side Communities, Rio Bravo Community
[+ Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Centers in the Rio Bravo Community. +]

[+ Policy 3.69b: Locate new public facilities for the West Side in the Rio Bravo Community as areas are developed. In designated Activity Centers, co-locate public facilities with combinations of retail and/or commercial services that will serve the surrounding community. +]

Add the following new community activity center descriptions to the West Side Strategic Plan.

Section B: Strategic Plan Elements and Development Strategies, 3.
Specific West Side Communities, Neighborhood Centers, Community Centers and Regional Centers in Established Areas of the West Side, Bridge/Westgate Community, and Gun Club Community

[+98th/Gibson Community Center

The 98th Street/Gibson Boulevard Community Activity Center should be developed to serve Southwest Albuquerque with retail, private and public services, employment, entertainment, and multiple-family housing. When developed, this activity center will serve neighborhoods between Central and Dennis Chavez west of Coors. Because access to the 98th Street/Gibson Boulevard Community Activity Center will be concentrated on the north/south streets of 98th and Unser, public transit will play an important role. The following strategies are recommended to support the development of the 98th/Gibson center:

1. Complete streets and trails to form a circulation network that provides good access to and within the activity centers.
2. Encourage the development of non-retail uses, including office and multi-family housing development adjacent to or within the center.
3. Include mixed-use buildings and/or closely located buildings with multiple uses.
4. When developing properties, consider possibilities for co-location of City services with commercial and residential land uses.
5. Design public transit routes to effectively connect this center to other areas in Southwest Albuquerque and the rest of the City.+]

[+118th/Dennis Chavez Community Activity Center

A high school campus with room for other community uses is planned for this location. The campus is just outside municipal limits. As the area develops it should serve Southwest Albuquerque with both public and private services. The following strategies are recommended to support the development of this center:

1. Complete public streets and trails to accommodate commercial and community service uses.
2. Allow mixed uses in this community activity center to encourage a park-once-and-walk environment.
3. Consider co-location of public services with commercial and residential land uses when developing properties and when investigating new service locations.+]

[+Paseo del Volcan/Dennis Chavez Community Center

As development extends westward, this location may serve as a Community Activity Center for areas to the west and south as well as adjacent neighborhoods, including the Gun Club and Westland South neighborhoods. Activity Center development is recommended to be on one corner of the intersection and to be designed for multi-modal accessibility. Immediately adjacent areas may be appropriate for housing and other related uses. All uses should be clustered to avoid encroachment on the Ceja, a sandy escarpment that should be designated as Major Public Open Space. The following strategies are recommended to support the development of this center:

1. Complete the street and trail network to accommodate multi-modal access to clustered commercial and residential development.
2. Allow and encourage the development of non-retail uses, including office and clustered housing development within the center. Concentrate all commercial activity for this area within the center.
3. Include either mixed-use buildings that serve multiple purposes in one structure or closely located buildings that are easily accessible on foot.
4. Consider co-location of public services with commercial and residential land uses when developing properties and when investigating new service locations.+]

Add the following text to further encourage the development of activity centers.

Section B: Strategic Plan Elements and Development Strategies, 3.
Specific West Side Communities, Encouraging Employment Growth on the West Side

Policy 3.92: The City of Albuquerque should encourage and support telecommuting and home based enterprises on the West Side. [+ The City should assign appropriate zoning district designations to community and neighborhood activity centers to encourage employers to locate in accessible mixed-use areas.+]

Section B: Strategic Plan Elements and Development Strategies, 7.
Natural & Cultural Resources, Recreation and Special Areas, Park Development

Policy 7.16: This plan promotes joint use of park facilities whenever possible. Potential multiple uses include parks and schools, parks and drainage facilities, and parks with certain open space lands [+ Co-location shall occur as part of Activity Center development. +] The Mariposa Basin is a good example of a facility with multiple uses and close proximity to other compatible land uses. Opportunities for joint development would be evaluated on a case-by-case basis to determine feasibility and avoid excessive park development costs due to highly engineered solutions addressing site constraints.

[+ Policy 7.18a: Recreational facilities, including City facilities, non-profit and for-profit providers, and schools should be located within Activity Centers that are accessible by all modes of transportation, particularly foot and bicycle.+]

Rewrite the following general discussion to be policies, consistent with the remainder of the West Side Strategic Plan starting on page 174:

Section B. Strategic Plan Elements & Development Policies, 4.
Development Process Issues, Fences and Walls/Transit Access

Residential Development

~~[- • Subdivisions shall be designed to provide an efficient circulation pattern for transit service. Direct routes through developments, separated from congested parking lots, are necessary to provide convenient service to residents.-]~~

~~• Walking distances within subdivisions to arterials, collectors, or streets with proposed transit service should be kept to 750 feet whenever possible. Developments enclosed by walls and fences, or land locked areas (i.e., cul-de-sacs) need to provide openings so that pedestrians and bicyclists are provided direct access to transit service.-~~

~~• Locate high density residential developments at Community or Neighborhood Centers. Residential densities should be zoned so that they increase toward transit routes or facilities.-]~~

Add policies 4.7 through 4.11 under Residential Development and renumber existing policies 4.7 through 4.11 accordingly:

[+ Policy 4.7: Design subdivisions to provide an efficient circulation pattern for transit service.

Policy 4.8: Design subdivisions to provide efficient circulation patterns for pedestrians. Walking distances from residences within subdivisions to arterials, collectors, or streets with existing or proposed transit service should be kept to 1/4 mile or less whenever possible.

Policy 4.9: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

Policy 4.10: Subdivisions shall be designed to avoid rear yard walls facing public streets.

Policy 4.11: Subdivisions shall be designed to provide multiple vehicular and pedestrian access points.

Policy 4.12: Locate multiple-family residential housing within or adjacent to Community and Neighborhood Centers. Allow higher density housing in activity centers so they serve as transit hubs.+]

Rewrite the bulleted discussion under Commercial Development to be policies, consistent with the remainder of the West Side Strategic Plan starting on page 175.

Add the following policies under Commercial Development and renumber following policies accordingly.

[+ Policy 4.13: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

Policy 4.14: Limit the maximum number of parking spaces for office and commercial uses. Each development shall have an approved pedestrian and bicycle circulation plan that provides efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided. Stairways do not promote pedestrian convenience and shall be restricted or eliminated.+]

Amend the Transportation/Infrastructure Plan on page 185 in Section B. Strategic Plan Elements & Development Policies, 6. Transportation System to be consistent with the Southwest Albuquerque Strategic Action Plan's Existing & Proposed Southwest Albuquerque Transportation Network Map.

Replace the existing policy 6.6 on page 190 with the following text.

[+ Policy 6.6: The City of Albuquerque, Bernalillo County and the Mid-Region Council of Governments shall conduct a sub-regional plan of the transportation system to assess needs for and alignments of additional major streets for undeveloped portions of Southwest Albuquerque

Consideration shall be given in the sub-regional transportation plan to street study corridors and the network of neighborhood and community centers identified in the Southwest Albuquerque Strategic Action Plan.+]

Remove the existing illustration “Transit Friendly Subdivision Design” on page 195 and replace it with illustrations from the Southwest Albuquerque Strategic Action Plan.

Add the following policy on page 197 concerning Congestion Management/Demand Management.

[+Policy 6.18: The City Transit Department and other transit service providers shall provide a network of bus transit routes that provides service to existing and future neighborhood and community centers.+]

Amend the “Proposed Trails Map” on page 199 to include Southwest Albuquerque trails and trail study corridors identified in the Action Plan.

*Transit-Friendly
Subdivision Design*



Southwest Area Plan

The following suggestions are for Bernalillo County to consider.

Amendments similar to the ones proposed for the West Side Strategic Plan and other documents adopted by the City of Albuquerque can be used to support the development of a welcoming environment and a network of major, community and neighborhood activity centers that are close to existing neighborhoods, close to other services, and easily accessible to everyone.

Amend Southwest Area Plan maps to show new Activity Center designations in the Southwest Albuquerque area.

On page 79 amend Policy 32 of the Built Environment Policies.

Policy 32 - Enhance the visual character and quality of the streetscape and overall development by [+ discouraging walled and/or gated communities and by designing subdivisions to avoid rear yard walls facing public streets. +] ~~[- integrating the design and materials of required perimeter walls-]~~

On pages 79-80 amend actions a), b), and c).

- [+ a) Streets shall be designed to facilitate subdivision design that does not contribute to the continued practice of facing rear yards toward public streets. +]
- b) [+ Where used +] walls shall be designed to complement the architectural character of the subdivision or neighboring development by incorporating the features and motifs used on adjacent homes or buildings.
- c) Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, [+ and at least partially transparent+], ~~[-or in a serpentine form-]~~ to avoid a tunnel effect.

Policy 41 – Balance economic development and the quality of life for existing communities as well as for newly developed areas. On page 91 add action c).

[+ c) Encourage co-location of public and private services and retail in closely associated buildings and developments as appropriate. +]

Policy 44 - Promote small scale community commercial centers which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the Area economy to enhance a community environment and meet retail, recreational and service needs of Area plan residents. On page 94 add actions g), h), and i).

[+ g) Designate neighborhood and community activity centers that include private and public services, housing, and retail.

h) Require closely located buildings, easy pedestrian and bicycle access, and universal accessible design for walking paths, open areas, and buildings.

i) Promote co-location of facilities to promote parking once and accessing multiple services in one trip. +]

Policy 59 - Require that large-scale development adheres to the following criteria to attain a balance between community needs and environmental conditions. On page 104 add Action f).

[+ f) Require closely located buildings, easy pedestrian and bicycle access, and universal accessible design for walking paths, open areas, and buildings. Promote co-location of facilities so users can park once and access multiple services in one trip.+]

Add language about the Ceja.

The Ceja is a treasure unique to the Southwest mesa. Its boundaries need definition and surveying. The Ceja needs formal designation as Major Public Open Space to be acquired for passive community use and environmental protection. Any development contiguous to the Ceja should provide an appropriate buffer zone that preserves view corridors, allow pedestrian and bicycle connections from it to the community trails network and ensure wildlife protection. If land is annexed into municipal limits, require an annexation agreement that stipulates adherence to design guidelines in the Southwest Area Plan.

Tower/Unser Sector Development Plan

Add a map to the plan to show designated activity centers.

After the Southwest Albuquerque Strategic Action Plan is adopted, add a new Figure 7 after page 28 that shows all the Southwest Albuquerque designated activity centers and the Tower/Unser Sector Development Plan boundaries. Renumber the original Figure 7 and subsequent figure numbers accordingly.

To introduce housing type diversity, amend the following sections of Chapter VI. Special Zoning Designations as follows:

A. SU-1 PDA (Planned Development Area)

1. Permissive Uses:

Uses permissive in the C-1 and O-1 zones and dwellings, all as allowed below:

- c. Residential uses ~~[- up to 15 dwellings per net acre are allowed up to 15 acres. If more than 15 acres of residential uses occur, the allowed density will be 9-du/net acre.-]~~
[+:(1) A maximum of 15 dwelling units per net acre are allowed on a maximum of 15 acres.
- 2) For residential uses in addition to the 15 acres noted in A.1.c.1) of this zoning district, a maximum of 9 dwelling units per net acre is allowed.
- 3) For lots subdivided after the adoption of the Southwest Albuquerque Strategic Action Plan, no more than 20 contiguous gross acres shall be developed with repetitions of any one residential use (detached house on one lot, townhouse, or apartment building). Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.

Add a new B.3.b. RD/9 Dwellings per Net Acre, Supplemental Regulations and renumber existing B.3.b. and subsequent numbers.

- a. The [+overall+] density of any residential development shall not exceed 9 du/net acre.

[+ b. For lots subdivided after the adoption of the Southwest Albuquerque Strategic Action Plan, no more than 20 contiguous gross acres shall be developed with repetitions of any one residential use (detached house on one lot or townhouse). Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.+]

Remove the existing language in C. RD/14 Dwellings per Net Acre and RD/20 Dwellings per Net Acre, 1 Permissive Uses a and b and insert the following replacement:

C. RD/14 Dwellings per Net Acre and RD/20 Dwellings per Net Acre

1. Permissive Uses:

- ~~[- a. Single-family dwellings and apartments.~~
- ~~— b. Other uses permissive in the R-1 zone: -]~~
[+ a. A mixture of uses permissive in the R-1, R-LT, R-T, and R-2 zones except that a maximum density of 14 dwelling units per net acre for RD-14 and a maximum density of 20 dwelling units per net acre for RD-20 is allowed.
- b. For lots subdivided after the adoption of the Southwest Albuquerque Strategic Action Plan, no more than 20 contiguous gross acres shall be developed with repetitions of any one residential use (detached house on one lot, townhouse, or apartment building). Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.+]

To create a mixed-use zoning district for designated Community Activity Centers, add the following new Community Activity Center (CAC) zoning district to a new section “G. Activity Center Zones” following “F. Design Overlay Zone” in Chapter VI. SPECIAL ZONING DESIGNATION.

[+CAC Community Activity Center

This zone is intended for application in designated Community Activity Centers. It provides for development of a mixture of two or more of the following uses in a pedestrian-oriented format: community and/or neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

(A) Permissive Uses:

(1) Uses listed as permissive in §14-16-2-17 C-2 Community Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are allowed, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in and drive-through facilities are not allowed.

(c) Vehicle sales, rental, service, repair, or storage are not allowed.

(d) Gasoline, oil, liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(e) Taxidermy services are not allowed.

(f) Uses or activities in a tent are not allowed.

(2) Uses listed as permissive in the §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A Live/Work Space is an individual unit, building, or multiple buildings on one premises) used for both residence and business with residents

responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

(b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:

1. Arts and crafts objects, supplies, plus their incidental creation.
2. Books, magazines, newspapers, stationery, except adult bookstore.
3. Cosmetics, notions, hobby supplies.
4. Flowers and plants.
5. Jewelry.
6. Clothing.

(c) Services, provided there is no outdoor storage or activity except parking:

1. Barber, beauty.
2. Day care center.
3. Instruction in music, dance, fine arts, or crafts.
4. Interior decorating.
5. Photography, except adult photo studio.
6. Tailoring, dressmaking.

(d) Arts and crafts production and manufacturing businesses that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.

(e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.

(f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes.

(g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.

(4) Transit stops and transit facilities.

(5) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the CAC zone.

(B) Conditional uses:

(1) Uses listed as conditional in the §14-16-2-17 C-2 Zone, except:

(a) Cold storage plants are not allowed.

(b) Drive-in theaters are not allowed.

(c) Kennels are not allowed.

(d) Mobile home development is not allowed.

(e) Tire capping or retreading is not allowed.

(f) Transfer or storage of household goods is not allowed.

(2) Uses listed as conditional in the §14-16-2-11 R-2 zone excepting those excluded in the CAC Zone.

(C) Required mixture of uses:

(1) Not less than 10% and not more than 50% of the gross floor area of the designated Community Activity Center shall be developed with residential uses.

(2) Not less than 50% and not more than 90% of the gross floor area of the designated Community Activity Center shall be developed with commercial, office, and/or institutional uses.

(3) Live/work units may satisfy the requirements for both residential

and commercial uses, but not more than 50% of the gross floor area of the designated Community Activity Center shall be developed with live/work units.

(D) Height:

Non-residential, residential, and mixed-use structure height shall be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of the Zoning Code, except that for all lots the maximum number of allowed off-street parking spaces shall be no more than 110% of the required minimum.

- (2) The following parking reductions shall be deducted from the calculated required parking:
- (a) Park Once and Walk: Parking for C-2 uses permissive in the CAC zone shall not require on-site parking provided that the total floor space for the individual use does not exceed 750 square feet gross floor area
 - (b) Shared Parking shall be as provided in §14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.
 - (c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.
- (3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.
- (4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of the Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.
- (5) Pedestrian and bicycle pathways in parking areas shall be designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.
- (I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to residential, non-residential, and mixed uses in the CAC Zone except that
- (1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of ground floor building facades facing public and private streets, and private internal drives.
 - (2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.
 - (3) Regulations for uses that are not allowed in the CAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).
- (J) Usable open space:
- (1) Usable open space for residential units shall be as provided in the R-2 zone.
 - (2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.
- (K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Community Activity Center
- (L) Landscaping shall be provided in accordance with §14-16-3-10 of this Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+]
- To create a mixed-use zoning district for designated Neighborhood Activity Centers, add the following new Neighborhood Activity Center (NAC) zoning district to a new section "G. Activity Center Zones" following "F. Design Overlay Zone" in Chapter VI. SPECIAL ZONING DESIGNATION.**
- [+NAC Neighborhood Activity Center Zone
- This zone is intended for application in designated Neighborhood

Activity Centers. It provides for development of a mixture of two or more of the following uses in a pedestrian-oriented format: neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

A. Permissive uses:

(1) Uses listed as permissive in §14-16-2-16 C-1 Neighborhood Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are permitted, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in, and drive-through facilities are not allowed.

(c) Gasoline, oil, or liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(d) Taxidermy services are not allowed.

(e) Uses or activities a tent are not allowed.

(2) Uses listed as permissive in §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A Live/Work Space is an individual unit, building, or multiple buildings on one premise(s) used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

(b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:

1. Arts and crafts objects, supplies, plus their incidental creation.
2. Books, magazines, newspapers, stationery, except adult bookstore.
3. Cosmetics, notions, hobby supplies.
4. Flowers and plants.
5. Jewelry.
6. Clothing.

(c) Services, provided there is no outdoor storage or activity except parking:

1. Barber, beauty.
2. Day care center.
3. Instruction in music, dance, fine arts, or crafts.
4. Interior decorating.
5. Photography, except adult photo studio.
6. Tailoring, dressmaking.

(d) Arts and crafts production that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.

(e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.

(f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes.

(g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.

(4) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in

the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the NAC zone.

(B) Conditional uses:

(1) Uses listed as conditional in the C-1 zone, except:

(a) Auto trailer, and truck rental, service or storage are not allowed.

(b) Drive-up or drive through facilities are not allowed.

(c) Fireworks sales are not allowed.

(d) Kennels are not allowed.

(e) Storage of household goods, office records, equipment or material is not allowed.

(2) Uses listed as conditional in the R-2 zone excepting those excluded in the NAC Zone.

(C) Required mix of uses:

(1) Not less than 10% and not more than 50% of the gross floor area of the designated community activity center shall be developed with residential uses.

(2) Not less than 50% and not more than 90% of the gross floor area of the designated community activity center shall be developed with commercial, office, and/or institutional uses.

(3) Live/work units may satisfy the requirements for both residential and commercial uses, but not more than 50% of the gross floor area of the designated commercial activity center shall be developed with live/work units.

(D) Height:

Non-residential, residential, and mixed-use structure height shall be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the

horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of this Zoning Code, except that for all lots, the maximum number of allowed off-street parking spaces shall be no more than 110% of the required minimum.

(2) The following parking reductions shall be deducted from the calculated required parking:

(a) Park Once and Walk: Parking for C-1 uses permissive in the CAC zone shall not require on-site parking provided that the total floor space for the individual use does not exceed 750 square feet gross floor area

- (b) Shared Parking shall be as provided in 14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.
- (c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.
- (3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.
- (4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of this Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.
- (5) Pedestrian and bicycle pathways in parking areas shall be designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.
- (I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to residential, non-residential, and mixed uses in the NAC Zone except that
 - (1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of building facades facing public and private streets, and private internal drives.
 - (2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.

- (3) Regulations for uses that are not allowed in the NAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).
- (J) Usable open space:
 - (1) Usable open space for residential units shall be as provided in the R-2 zone.
 - (2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.
- (K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Neighborhood Activity Center.
- (L) Landscaping shall be provided in accordance with §14-16-3-10 of the Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+]

To improve pedestrian, bicycle and vehicle travel efficiency and safety, insert a new Chapter VII. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS after Chapter VI. SPECIAL ZONING DESIGNATION.

SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS

Apply the following regulations through the City approval process for subdivision plats and through street projects undertaken by the City.

- [+A. Space street intersections and Pedestrian Access Routes so that walking and bicycling route lengths from trip origins to trip destinations are no greater than 1.4 times the minimum distance between the same origin and destination.
 - 1. Calculate walking route directness by dividing the proposed route from trip origin (a lot or building on a lot) to potential trip destination (another lot or local street within an area bounded by the same collector and arterial streets), a collector street, an arterial street, a bicycle trail, buildings within a designated activity center or other commercial service area, a school,

community center, park, or transit stop) by the minimum distance (as the crow flies) between those two points.

2. Apply to Local, Collector, and Arterial streets the same Pedestrian Access Route and street intersection spacing regulations that pertain to Major Local Streets in the Subdivision Ordinance 14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1). "Pedestrian Access Route" is described in Section 14-14-4-5 of the Subdivision Ordinance and Chapter 23 of the Development Process Manual.

- a. Subdivision Ordinance 14-14-3-4(A)(4)(b)1 states that centerlines of streets intersecting Major Local Streets shall be a maximum of 850 feet apart provided additional pedestrian access routes to and from the street are provided from stub streets, cul-de-sacs, or from between lots.

- b. Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1) states that:

- (1) The centerlines of streets intersecting a major local street shall be a maximum of 850 feet apart provided additional pedestrian access routes to and from the Major Local Street are provided on the side(s) of the Major Local Street being considered for development.

- (2) Unless existing abutting development precludes providing an opening, pedestrian access routes shall be provided from between lots or from stub streets or cul-de-sacs.

- (3) Pedestrian access routes between lots shall consist of a minimum 6-foot wide path in a 12-foot wide space, shall meet ADA standards as required by law, and shall prevent vehicle entry. Access routes shall have no blind spots and access route exits shall be clearly visible from all points along the route. Pedestrian access routes longer than 120 feet shall be a minimum of 18 feet wide.

- (4) Pedestrian street crossings associated with pedestrian access routes shall be evaluated for inclusion by City staff. If applicable, pedestrian street crossings shall include ADA accessible routes through street medians.

- (5) On the side(s) of the Major Local Street with front yards facing the street, pedestrian access routes to the Major Local Street shall be located a maximum distance of 500 feet on center.

- (6) On the side(s) of the Major Local Street with rear yards facing the street, pedestrian access routes that are a minimum of 25 feet wide shall be located a maximum distance of 500 feet on center. Pedestrian access routes narrower than 25 feet wide shall be located a maximum distance of 300 feet on center.

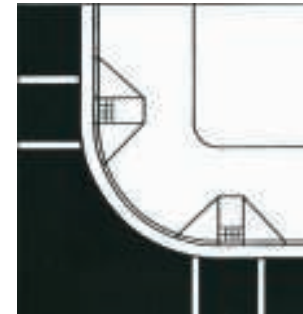
3. Design permanent stub streets as Pedestrian Access Routes where vehicular access is not advisable or when full street connection is not immediately possible. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from stub street termini.

4. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets with eventual connection to neighboring properties, trails, and major local, collector and arterial streets. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Provide Pedestrian Access Routes through cul-de-sac streets.

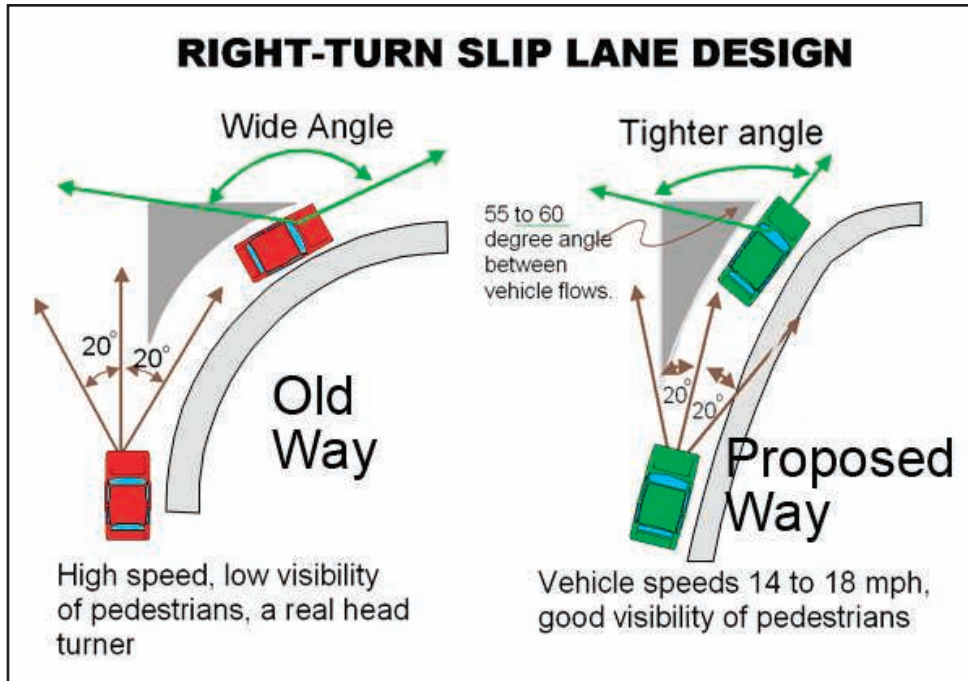
B. Arrange lots and blocks to improve the walking environment.

1. Blocks of residential lots identified in Minor and Major Subdivision plats shall be arranged so that no more than 30% of the length of any block face on a Collector or Major Local Street has rear yards facing the street.

2. Non-residential or mixed-use lots identified in Minor and Major Subdivision plats shall be arranged so that no rear yards face streets. Exceptions are lots at street intersections, lots in areas where topographical or geographical conditions admit no other form of platting, lots abutting existing highways, and lots abutting limited access streets.
3. A block is defined in the Subdivision Ordinance 14-14-1-6. Pedestrian Access Routes do not constitute block termini. +]
- C. Provide regularly spaced street intersections to create efficient driving routes.
1. Apply to Local, Collector and Arterial Streets the street intersection spacing and design regulations that pertain to Major Local Streets in Subdivision Ordinance 14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1).
 2. Design temporary stub streets that can be extended as full street cross sections to adjoining vacant land when development occurs to facilitate convenient circulation of pedestrians, bicycles, and vehicles. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from the stub street termini.
 3. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets with eventual connection to neighboring properties, trails, and major local, collector and arterial streets.
 4. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Limit the maximum length of a cul-de-sac to 600 feet and the number of dwelling units served by a cul-de-sac to 24.
 5. To distribute traffic, no more than 24 dwelling units shall be served by one vehicular access point. Variances to the single vehicular access criteria shall be considered on a case-by-case basis by considering public safety and design concerns. The factors to address include the following:
- D. Provide pedestrian and bicycle access to and within Activity Centers and other local destinations by using public right-of-way design standards in the “Great Streets Facility Plan” that make arterial and collector streets conducive to facing buildings toward them.
- E. Provide safe and efficient street crossings for pedestrians and bicyclists.
- 1 Use the following preferred perpendicular curb ramp design for sidewalks entering street intersections.



2. Use the following preferred right-turn slip lane design where slip lanes are necessary.



Rio Bravo Sector Development Plan

Add a map to the plan to show designated activity centers.

After the Southwest Albuquerque Strategic Action Plan is adopted, insert a map in an appropriate part of the sector development plan to show all the Southwest Albuquerque designated activity centers and the Rio Bravo Sector Development Plan boundaries. Renumber subsequent figure numbers accordingly.

Insert the following amendments starting on page 25, sixth paragraph:

[+ Some of the +] non-residential and mixed-use zone designations (SU-2 and SU-3) are now replaced with mixed use, SU-1 zones. Within the SU-1 zone, properties will have allowances for C-1, C-2, O-1, O-2, and IP zoning subject to individual review procedure. The mixed-use can be applied [- so as -] to include RLT zoning and other high-density residential uses. [+Community Activity Center (CAC) and Neighborhood Activity Center (NAC) mixed-use zoning should be applied to designated activity centers within Rio Bravo Sector Development Plan boundaries. These zoning districts will create development mixtures that include retail shops, public, services and institutions, residential units, and other community uses in a pedestrian-oriented format. +]

Amend Section II. Rio Bravo Sector Plan Amendment, D. Plan Revisions, 2. Transportation, Transit and Mobility to insert the following information starting on page 27:

1. [~~Rio Bravo Boulevard~~] [+Senator Dennis Chavez Boulevard+] [~~The alignment and right-of-way for Rio Bravo extending from Coors Boulevard westerly to Paseo de Volcan has been acquired by Bernalillo County.~~] [+Senator Dennis Chavez Boulevard is the west extension of Rio Bravo Boulevard from Coors to Paseo del Volcan. It is a limited access principal arterial. Rio Bravo Boulevard is the southern-most river crossing in the South Valley.

Access is limited on Senator Dennis Chavez Boulevard between Paseo del Volcan and I-25 through the Roadway Access Modification Policies

adopted by the Metropolitan Transportation Board of MRCOG (R-05-09 MTB). Full interchange at-grade street intersections are specified for Paseo del Volcan, 118th, 98th, Unser, and Coors. The City of Albuquerque should request that the Metropolitan Policy Board permit additional access for cross-streets in Community and Neighborhood Activity Centers. Location of additional access shall be determined at the time of development or redevelopment of these centers.” The Southwest Albuquerque Commercial District Retail Plan” recommends that retail developments be located along major streets and indicates that they do best when those streets are designed for walking.+]

2. Unser Boulevard

[+Unser Boulevard is a principal arterial street serving as a second main north-south thoroughway on the West Side. Access is limited from Gun Club Road north to U.S. 550 through the Roadway Access Modification Policies adopted by the Metropolitan Transportation Board of MRCOG (R-05-09 MTB). The City of Albuquerque should request that the Metropolitan Policy Board permit additional access for cross-streets in community and neighborhood centers. Location of additional access shall be determined at the time of development or redevelopment of these centers. +]

4. Gibson Boulevard

[+In 2006 Gibson West extended from Unser Boulevard to approximately 106th Street. It is the primary east/west access to the Community Center designated at the junction of 98th Street, 86th Street, and Gibson. Existing access from the east is confined to Arenal, then south on Unser to Blake. Both of these streets are somewhat indirect and limited traffic carriers. In 2004, Arenal (Coors to Unser) carried 11,500 vehicle trips per day and Blake, a collector, carried 5,000 trips per day.

Gibson Boulevard cannot simply be extended east from Unser Boulevard because the continuing street, Spring Flower Road, is a narrow local residential street. If possible, Gibson West would need to be aligned to the south of Spring Flower Road, meander to avoid other residential neighborhoods and tie into Coors Boulevard. This new east/west link will provide better access for the growing central and southern portions

of planning area. If this new street is built, it should serve pedestrian, bicycle, and vehicle travel and should terminate at Coors to protect the rural character and historic development pattern of the South Valley. Further study is needed to ascertain area travel demand and to identify any possible street alignment. +]

After adoption of the Southwest Albuquerque Strategic Action Plan, insert a map in an appropriate part of the Sector Development Plan to show Activity Centers. Renumber subsequent figures accordingly.

To create a Community Activity Center (CAC) mixed-use zoning district add the following new section to II. D. 1. Rio Bravo Sector Plan Amendment/ Plan Revisions/ Land Use, Parcelization and Development.

[+CAC Community Activity Center

This zone may be applied in designated Community Activity Centers. It provides for development of a mixture of two or more of the following uses in a pedestrian-oriented format: community and/or neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

(A) Permissive Uses:

(1) Uses listed as permissive in §14-16-2-17 C-2 Community Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are allowed, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in and drive-through facilities are not allowed.

(c) Vehicle sales, rental, service, repair, or storage are not allowed.

(d) Gasoline, oil, liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(e) Taxidermy services are not allowed.

(f) Uses or activities in a tent are not allowed.

(2) Uses listed as permissive in the §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A Live/Work Space is an individual unit, building, or multiple buildings on one premise(s) used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

(b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:

1. Arts and crafts objects, supplies, plus their incidental creation.
2. Books, magazines, newspapers, stationery, except adult bookstore.
3. Cosmetics, notions, hobby supplies.
4. Flowers and plants.
5. Jewelry.
6. Clothing.

(c) Services, provided there is no outdoor storage or activity except parking:

1. Barber, beauty.
2. Day care center.
3. Instruction in music, dance, fine arts, or crafts.
4. Interior decorating.
5. Photography, except adult photo studio.
6. Tailoring, dressmaking.

(d) Arts and crafts production and manufacturing businesses that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.

(e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.

(f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes.

(g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.

(4) Transit stops and transit facilities.

(5) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the CAC zone.

(B) Conditional uses:

(1) Uses listed as conditional in the §14-16-2-17 C-2 Zone, except:

(a) Cold storage plants are not allowed.

(b) Drive-in theaters are not allowed.

(c) Kennels are not allowed.

(d) Mobile home development is not allowed.

(e) Tire capping or retreading is not allowed.

(f) Transfer or storage of household goods is not allowed.

(2) Uses listed as conditional in the §14-16-2-11R-2 zone excepting those excluded in the CAC Zone.

(C) Required mixture of uses:

(1) Not less than 10% and not more than 50% of the gross floor area of the designated Community Activity Center shall be developed with residential uses.

(2) Not less than 50% and not more than 90% of the gross floor area of the designated Community Activity Center shall be developed with commercial, office, and/or institutional uses.

(3) Live/work units may satisfy the requirements for both residential and commercial uses, but not more than 50% of the gross floor area of the designated Commercial Activity Center shall be developed with live/work units.

(D) Height:

Non-residential, residential, and mixed-use structure height shall be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where

the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of the Zoning Code, except that for all lots the maximum number of allowed off-street parking spaces shall be no more than 110% of the required minimum.

(2) The following parking reductions shall be deducted from the calculated required parking:

(a) Park Once and Walk: Parking for C-2 uses permissive in the CAC zone shall not require on-site parking provided that the total floor space for the individual use does not exceed 750 square feet gross floor area

(b) Shared Parking shall be as provided in §14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.

(c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.

(3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.

(4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of the Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.

(5) Pedestrian and bicycle pathways in parking areas shall be

designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.

(I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to residential, non-residential, and mixed uses in the CAC Zone except that

(1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of ground floor building facades facing public and private streets, and private internal drives.

(2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.

(3) Regulations for uses that are not allowed in the CAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).

(J) Usable open space:

(1) Usable open space for residential units shall be as provided in the R-2 zone.

(2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.

(K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Community Activity Center

(L) Landscaping shall be provided in accordance with §14-16-3-10 of this Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+]

To create a Neighborhood Activity Center (NAC) mixed-use zoning district add the following section to II. D. 1. Rio Bravo Sector Plan Amendment/ Plan Revisions/ Land Use, Parcelization and Development.

[+NAC Neighborhood Activity Center Zone

This zone may be applied in designated Neighborhood Activity Centers. It provides for development of a mixture of two or more of the following uses in a pedestrian-oriented format: neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

A. Permissive uses:

(1) Uses listed as permissive in §14-16-2-16 C-1 Neighborhood Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are permitted, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in, and drive-through facilities are not allowed.

(c) Gasoline, oil, or liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(d) Taxidermy services are not allowed.

(e) Uses or activities a tent are not allowed.

(2) Uses listed as permissive in §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A Live/Work

Space is an individual unit, building, or multiple buildings on one premise(s) used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

(b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:

1. Arts and crafts objects, supplies, plus their incidental creation.
2. Books, magazines, newspapers, stationery, except adult bookstore.
3. Cosmetics, notions, hobby supplies.
4. Flowers and plants.
5. Jewelry.
6. Clothing.

(c) Services, provided there is no outdoor storage or activity except parking:

1. Barber, beauty.
2. Day care center.
3. Instruction in music, dance, fine arts, or crafts.
4. Interior decorating.
5. Photography, except adult photo studio.
6. Tailoring, dressmaking.

(d) Arts and crafts production that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.

(e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.

(f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal

casting, spray-painting booths, and other art manufacturing processes.

(g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.

(4) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the NAC zone.

(B) Conditional uses:

(1) Uses listed as conditional in the C-1 zone, except:

(a) Auto trailer, and truck rental, service or storage are not allowed.

(b) Drive-up or drive through facilities are not allowed.

(c) Fireworks sales are not allowed.

(d) Kennels are not allowed.

(e) Storage of household goods, office records, equipment or material is not allowed.

(2) Uses listed as conditional in the R-2 zone excepting those excluded in the NAC Zone.

(C) Required mix of uses:

(1) Not less than 10% and not more than 50% of the gross floor area of the designated community activity center shall be developed with residential uses.

(2) Not less than 50% and not more than 90% of the gross floor area of the designated community activity center shall be developed with commercial, office, and/or institutional uses.

(3) Live/work units may satisfy the requirements for both residential and commercial uses, but not more than 50% of the gross floor area of the designated commercial activity center shall be developed with live/work units.

(D) Height:

Non-residential, residential, and mixed-use structure height shall be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of this Zoning Code, except that for all lots, the maximum number of

allowed off-street parking spaces shall be no more than 110% of the required minimum.

(2) The following parking reductions shall be deducted from the calculated required parking:

(a) Park Once and Walk: Parking for C-1 uses permissive in the CAC zone shall not require on-site parking provided that the total floor space for the individual use does not exceed 750 square feet gross floor area

(b) Shared Parking shall be as provided in 14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.

(c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.

(3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.

(4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of this Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.

(5) Pedestrian and bicycle pathways in parking areas shall be designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.

(I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to

residential, non-residential, and mixed uses in the NAC Zone except that

(1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of building facades facing public and private streets, and private internal drives.

(2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.

(3) Regulations for uses that are not allowed in the NAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).

(J) Usable open space:

(1) Usable open space for residential units shall be as provided in the R-2 zone.

(2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.

(K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Neighborhood Activity Center.

(L) Landscaping shall be provided in accordance with §14-16-3-10 of the Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+1

To limit repetition of one housing type (single-family detached house, single-family attached, or multiple-family) add the following section to II. D. 1. Rio Bravo Sector Plan Amendment/ Plan Revisions/ Land Use, Parcelization and Development .

[+For lots zoned R-LT that are subdivided after City adoption of this regulation, no more than 20 contiguous gross acres shall be developed with repetitions of any one use permissive or conditional

in the R-LT zone: detached house one per lot or townhouses one per lot. Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.

[+Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

[+For lots zoned R-T that are subdivided after City adoption of this regulation, no more than 20 contiguous gross acres may be developed with repetitions of any one use permissive or conditional in the R-T zone; houses or townhouses. Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.

[+Zone Designation Concentrations. For lots subdivided after City adoption of this regulation, no more than 25 contiguous gross acres may be designated R-T. Each 25 acres with an R-T designation shall be surrounded by land uses that are not detached houses.

[+For lots zoned R-2 that are subdivided after City adoption of this regulation, no more than 20 contiguous gross acres may be developed with repetitions of any one use permissive or conditional in the R-2 zone; houses, townhouses and apartments. Each 20 acres containing repetitions of one use shall be surrounded in all directions by land uses that are not the same repeated use within the 20 acres.

[+Zone Designation Concentrations. For lots subdivided after City adoption of this regulation, no more than 25 contiguous gross acres may be designated R-2. Each 25 acres with an R-2 designation shall be surrounded by land uses that are not detached houses. +]

To improve pedestrian, bicycle and vehicle travel efficiency and safety, place the following regulations in a new Section 2. “Subdivision and Public Right-of-Way Regulations” in Chapter II.D. “Plan Revisions and Comparison with SD-87-4” and renumber subsequent sections of that chapter.

SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS

Apply the following regulations through the City approval process for subdivision plats and through street projects undertaken by the City.

[+A. Space street intersections and Pedestrian Access Routes so that walking and bicycling route lengths from trip origins to trip destinations are no greater than 1.4 times the minimum distance between the same origin and destination.

1. Calculate walking route directness by dividing the proposed route from trip origin (a lot or building on a lot) to potential trip destination (another lot or local street within an area bounded by the same collector and arterial streets), a collector street, an arterial street, a bicycle trail, buildings within a designated activity center or other commercial service area, a school, community center, park, or transit stop) by the minimum distance (as the crow flies) between those two points.
2. Apply to Local, Collector, and Arterial streets the same Pedestrian Access Route and street intersection spacing regulations that pertain to Major Local Streets in the Subdivision Ordinance 14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1). “Pedestrian Access Route” is described in Section 14-14-4-5 of the Subdivision Ordinance and Chapter 23 of the Development Process Manual.
 - a. Subdivision Ordinance 14-14-3-4(A)(4)(b)1 states that centerlines of streets intersecting Major Local Streets shall be a maximum of 850 apart provided additional pedestrian access routes to and from the street are provided from stub streets, cul-de-sacs, or from between lots.
 - b. Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1) states that:
 - (1) The centerlines of streets intersecting a major local street shall be a maximum of 850 feet apart provided additional pedestrian access routes to and from the Major Local Street are provided on the side(s) of the Major Local Street being

considered for development.

(2) Unless existing abutting development precludes providing an opening, pedestrian access routes shall be provided from between lots or from stub streets or cul-de-sacs.

(3) Pedestrian access routes between lots shall consist of a minimum 6-foot wide path in a 12-foot wide space, shall meet ADA standards as required by law, and shall prevent vehicle entry. Access routes shall have no blind spots and access route exits shall be clearly visible from all points along the route. Pedestrian access routes longer than 120 feet shall be a minimum of 18 feet wide.

(4) Pedestrian street crossings associated with pedestrian access routes shall be evaluated for inclusion by City staff. If applicable, pedestrian street crossings shall include ADA accessible routes through street medians.

(5) On the side(s) of the Major Local Street with front yards facing the street, pedestrian access routes to the Major Local Street shall be located a maximum distance of 500 feet on center.

(6) On the side(s) of the Major Local Street with rear yards facing the street, pedestrian access routes that are a minimum of 25 feet wide shall be located a maximum distance of 500 feet on center. Pedestrian access routes narrower than 25 feet wide shall be located a maximum distance of 300 feet on center.

3. Design permanent stub streets as Pedestrian Access Routes where vehicular access is not advisable or when full street connection is not immediately possible. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from stub street termini.

4. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets

with eventual connection to neighboring properties, trails, and major local, collector and arterial streets. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Provide Pedestrian Access Routes through cul-de-sac streets.

B. Arrange lots and blocks to improve the walking environment.

1. Blocks of residential lots identified in Minor and Major Subdivision plats shall be arranged so that no more than 30% of the length of any block face on a Collector or Major Local Street has rear yards facing the street.

2. Non-residential or mixed-use lots identified in Minor and Major Subdivision plats shall be arranged so that no rear yards face streets. Exceptions are lots at street intersections, lots in areas where topographical or geographical conditions admit no other form of platting, lots abutting existing highways, and lots abutting limited access streets.

3. A block is defined in the Subdivision Ordinance 14-14-1-6. Pedestrian Access Routes do not constitute block termini. +1

C. Provide regularly spaced street intersections to create efficient driving routes.

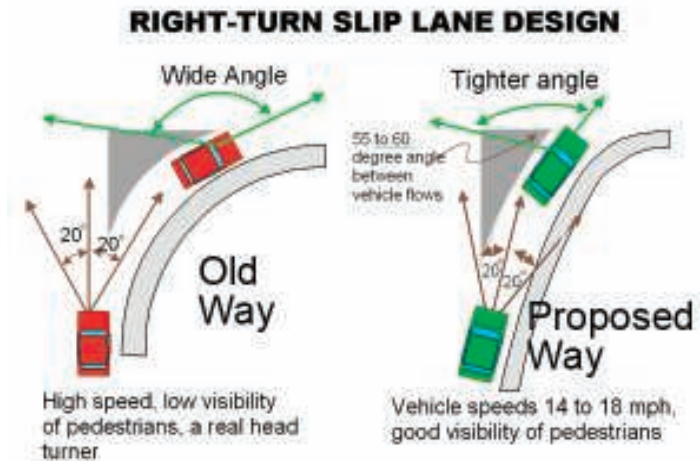
1. Apply to Local, Collector and Arterial Streets the street intersection spacing and design regulations that pertain to Major Local Streets in Subdivision Ordinance 14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1).

2. Design temporary stub streets that can be extended as full street cross sections to adjoining vacant land when development occurs to facilitate convenient circulation of pedestrians, bicycles, and vehicles. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from the stub street termini.

3. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets with eventual connection to neighboring properties, trails, and major local, collector and arterial streets.
4. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Limit the maximum length of a cul-de-sac to 600 feet and the number of dwelling units served by a cul-de-sac to 24.
5. To distribute traffic, no more than 24 dwelling units shall be served by one vehicular access point. Variances to the single vehicular access criteria shall be considered on a case-by-case basis by considering public safety and design concerns. The factors to address include the following:
 - D. Provide pedestrian and bicycle access to and within Activity Centers and other local destinations by using public right-of-way design standards in the “Great Streets Facility Plan” that make arterial and collector streets conducive to facing buildings toward them.
 - E. Provide safe and efficient street crossings for pedestrians and bicyclists.
 - 1 Use the following preferred perpendicular curb ramp design for sidewalks entering street intersections.



2. Use the following preferred right-turn slip lane design where slip lanes are necessary.



West Route 66 Sector Development Plan

After the Southwest Albuquerque Strategic Action Plan is adopted, insert a map in an appropriate part of the Sector Development Plan to show designated Activity Centers. Renumber subsequent figure numbers accordingly.

To explain the new Community Activity Center and Neighborhood Activity Center zoning districts, insert the following paragraphs after SU-2 Zones on page 58.

The Southwest Albuquerque Strategic Action Plan in the West Side Strategic Plan includes two Community Activity Centers and three Neighborhood Activity Centers within West Route 66 Sector Development Plan boundaries.

Neighborhood Activity Centers may range from approximately 5 to 15 acres. They should be easily accessible destinations for nearby residents and others. Nearby residents should be able to reach them with a one-quarter mile walk.

Community Activity Centers are usually between 30 and 60 acres. They are intended to provide clusters of stores, offices, medical services, day care, entertainment, higher-density residences, and/or institutions like schools, libraries, community centers, and multigenerational centers for residents within a radius of up to three miles. Community Activity Centers are prime locations for transit hubs because they serve concentrations of residents, employees, shoppers, and people accessing entertainment.

To create the Community Activity Center (CAC) mixed-use zoning district add the following new Community Activity Center zoning district to ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.

[+CAC Community Activity Center

This zone may be applied in designated Community Activity Centers. It provides for development of a mixture of two or more of the following

uses in a pedestrian-oriented format: community and/or neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

(A) Permissive Uses:

(1) Uses listed as permissive in §14-16-2-17 C-2 Community Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are allowed, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in and drive-through facilities are not allowed.

(c) Vehicle sales, rental, service, repair, or storage are not allowed.

(d) Gasoline, oil, liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(e) Taxidermy services are not allowed.

(f) Uses or activities in a tent are not allowed.

(2) Uses listed as permissive in the §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A live/work space is an individual unit, building, or multiple buildings on one premise(s) used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

- (b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:
 - 1. Arts and crafts objects, supplies, plus their incidental creation.
 - 2. Books, magazines, newspapers, stationery, except adult bookstore.
 - 3. Cosmetics, notions, hobby supplies.
 - 4. Flowers and plants.
 - 5. Jewelry.
 - 6. Clothing.
- (c) Services, provided there is no outdoor storage or activity except parking:
 - 1. Barber, beauty.
 - 2. Day care center.
 - 3. Instruction in music, dance, fine arts, or crafts.
 - 4. Interior decorating.
 - 5. Photography, except adult photo studio.
 - 6. Tailoring, dressmaking.
- (d) Arts and crafts production and manufacturing businesses that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.
- (e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.
- (f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes.
- (g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.
- (4) Transit stops and transit facilities.
- (5) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the CAC zone.
- (B) Conditional uses:
 - (1) Uses listed as conditional in the §14-16-2-17 C-2 Zone, except:
 - (a) Cold storage plants are not allowed.
 - (b) Drive-in theaters are not allowed.
 - (c) Kennels are not allowed.
 - (d) Mobile home development is not allowed.
 - (e) Tire capping or retreading is not allowed.
 - (f) Transfer or storage of household goods is not allowed.
 - (2) Uses listed as conditional in the §14-16-2-11R-2 zone excepting those excluded in the CAC Zone.
- (C) Required mixture of uses:
 - (1) Not less than 10% and not more than 50% of the gross floor area of the designated Community Activity Center shall be developed with residential uses.
 - (2) Not less than 50% and not more than 90% of the gross floor area of the designated Community Activity Center shall be developed with commercial, office, and/or institutional uses.
 - (3) Live/work units may satisfy the requirements for both residential and commercial uses, but not more than 50% of the gross floor area of the designated Commercial Activity Center shall be developed with live/work units.
- (D) Height:
 - Non-residential, residential, and mixed-use structure height shall

be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of the Zoning Code, except that for all lots the maximum number of allowed off-street parking spaces shall be no more than 110% of the required minimum.

(2) The following parking reductions shall be deducted from the calculated required parking:

(a) Park Once and Walk: Parking for C-2 uses permissive in the CAC zone shall not require on-site parking provided that the

total floor space for the individual use does not exceed 750 square feet gross floor area

(b) Shared Parking shall be as provided in §14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.

(c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.

(3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.

(4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of the Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.

(5) Pedestrian and bicycle pathways in parking areas shall be designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.

(I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to residential, non-residential, and mixed uses in the CAC Zone except that

(1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of ground floor building facades facing public and private streets, and private internal drives.

(2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.

(3) Regulations for uses that are not allowed in the CAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).

(J) Usable open space:

(1) Usable open space for residential units shall be as provided in the R-2 zone.

(2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.

(K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Community Activity Center

(L) Landscaping shall be provided in accordance with §14-16-3-10 of this Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+]

To create the Neighborhood Activity Center (NAC) mixed-use zoning district, add the following new Neighborhood Activity Center zoning district to ZONE CATEGORIES – SEGMENTS ONE, TWO AND THREE.

[+NAC Neighborhood Activity Center Zone

This zone may be applied in designated Neighborhood Activity Centers. It provides for development of a mixture of two or more of the following uses in a pedestrian-oriented format: neighborhood serving retail, commercial and/or publicly provided services, institutions (schools, libraries, religious institutions), multi-family residences, and live/work spaces.

A. Permissive uses:

(1) Uses listed as permissive in §14-16-2-16 C-1 Neighborhood Commercial Zone, except:

(a) Signs: Only wall signs are permitted. No free-standing signs are permitted, except those exceptions listed in §14-16-2-17(A)(9)(f) of the Zoning Code. On live/work spaces, signs may be no more than eight square feet in area and shall be located on the building wall no higher than the first floor.

(b) Drive-up, drive-in, and drive-through facilities are not allowed.

(c) Gasoline, oil, or liquefied petroleum gas, or other vehicle fuel sales are not allowed.

(d) Taxidermy services are not allowed.

(e) Uses or activities a tent are not allowed.

(2) Uses listed as permissive in §14-16-2-11 R-2 Residential Zone, excepting house, one per lot.

(3) Live/work spaces shall include residences and may include one or more of the other following uses provided that no more than three employees are present at any one time and that business activities are limited to the hours 8:00 a.m. to 8:00 p.m. A live/work space is an individual unit, building, or multiple buildings on one premise(s) used for both residence and business with residents responsible for the business activity conducted on location. No separation between residential and business activities is required.

(a) Office.

(b) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair, provided there is no outdoor storage or activity except parking:

1. Arts and crafts objects, supplies, plus their incidental creation.

2. Books, magazines, newspapers, stationery, except adult bookstore.

3. Cosmetics, notions, hobby supplies.

4. Flowers and plants.

5. Jewelry.

6. Clothing.

(c) Services, provided there is no outdoor storage or activity except parking:

1. Barber, beauty.
2. Day care center.
3. Instruction in music, dance, fine arts, or crafts.
4. Interior decorating.
5. Photography, except adult photo studio.
6. Tailoring, dressmaking.

(d) Arts and crafts production that comply with federal, state, and local environmental regulations and use 2,000 square feet or less space.

(e) Residential floor space that is a minimum of 150 square feet for one resident occupant and not less than 100 square feet for each additional resident occupant in addition to bathroom space.

(f) Units and buildings shall comply with § 14-2-1 Fire Code and currently adopted Building Code for using kilns, centrifugal casting, spray-painting booths, and other art manufacturing processes.

(g) Metal foundries, blast furnaces, explosives, plastic production, and odorous processes are not allowed.

(4) Uses listed as conditional in the C-1 zone if they are also listed as permissive in the R-2 zone and uses listed as conditional in the R-2 zone if they are also listed as permissive in the C-1 zone, excepting uses excluded from the NAC zone.

(B) Conditional uses:

(1) Uses listed as conditional in the C-1 zone, except:

(a) Auto trailer, and truck rental, service or storage are not allowed.

(b) Drive-up or drive through facilities are not allowed.

(c) Fireworks sales are not allowed.

(d) Kennels are not allowed.

(e) Storage of household goods, office records, equipment or material is not allowed.

(2) Uses listed as conditional in the R-2 zone excepting those excluded in the NAC Zone.

(C) Required mix of uses:

(1) Not less than 10% and not more than 50% of the gross floor area of the designated community activity center shall be developed with residential uses.

(2) Not less than 50% and not more than 90% of the gross floor area of the designated community activity center shall be developed with commercial, office, and/or institutional uses.

(3) Live/work units may satisfy the requirements for both residential and commercial uses, but not more than 50% of the gross floor area of the designated commercial activity center shall be developed with live/work units.

(D) Height:

Non-residential, residential, and mixed-use structure height shall be as provided in the R-2 zone: Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline. Exceptions to the above are provided in 14-16-3-3 and 14-16-3-5 of the Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85

feet of a lot zoned specifically for houses.

(E) Lot size:

(1) No requirements.

(F) Setbacks:

(1) Maximum front setback is 15 feet. There shall be no minimum front setback except to protect a designated view corridor.

(2) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(3) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(G) Density: All buildings, both single-use and mixed-use, shall achieve a minimum floor area ratio of 0.5.

(H) Off-street parking:

(1) Off-street parking shall be as provided in §14-16-3-1 of this Zoning Code, except that for all lots, the maximum number of allowed off-street parking spaces shall be no more than 110% of the required minimum.

(2) The following parking reductions shall be deducted from the calculated required parking:

(a) Park Once and Walk: Parking for C-1 uses permissive in the CAC zone shall not require on-site parking provided that the total floor space for the individual use does not exceed 750 square feet gross floor area

(b) Shared Parking shall be as provided in 14-16-3-1-E.6.b Off Street Parking Regulations except that parking for residential uses is eligible for a shared parking exception if an equal number of parking spaces can be identified that are not used between 6:00 p.m. and 7:00 a.m. The maximum number of shared parking spaces shall not exceed one-half of the total required parking spaces for housing.

(c) Proximity to a Transit Stop: The parking requirement of a building or use shall be reduced 10% for every City of Albuquerque Transit stop located within the activity center boundary, with a maximum reduction of 20%.

(3) On-site parking areas shall be located to the rear or sides of buildings, except that required handicap accessible parking spaces may be located in front of a building.

(4) Bicycle racks or lockers fulfilling the bicycle space requirement in §14-16-3-1(B) of this Zoning Code shall be located between 5 and 30 feet from a public building entrance, on the public entrance side of the building.

(5) Pedestrian and bicycle pathways in parking areas shall be designed to provide clear, logical connections across or through parking areas. A minimum of one path shall be provided for every 50 parking spaces.

(I) Building and site design as provided in 14-16-3-18 General Building and Site Design Regulations for non-Residential Uses shall apply to residential, non-residential, and mixed uses in the NAC Zone except that

(1) Ground floor commercial uses shall provide display windows on a minimum of 50 percent of building facades facing public and private streets, and private internal drives.

(2) The structure's main entrance shall face either the street or an open public plaza or courtyard and be clearly articulated through the use of architectural details. Possible techniques include an awning, change in roofline, other architectural features, and mounted signs.

(3) Regulations for uses that are not allowed in the NAC zone do not apply (Drive Up Service Windows and Vehicle Fueling Canopies).

(J) Usable open space:

(1) Usable open space for residential units shall be as provided in the R-2 zone.

(2) Usable open space for live/work units shall be a minimum of 200 square feet for each unit and shall be provided on the premises.

(K) Fencing and perimeter walls made of chain-link, razor wire, barbed wire, or unfinished concrete block (other than tinted, honed, textured, split face or stucco covered block) are prohibited in any area of the Neighborhood Activity Center.

(L) Landscaping shall be provided in accordance with §14-16-3-10 of the Zoning Code for all apartment and nonresidential developments. These requirements also apply to live/work developments.+]

To improve pedestrian, bicycle and vehicle travel efficiency and safety, insert a new Chapter VI. SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS and renumber the APPENDIX as VII.

SUBDIVISION AND PUBLIC RIGHT-OF-WAY REGULATIONS

Apply the following regulations through the City approval process for subdivision plats and through street projects undertaken by the City.

[+A. Space street intersections and Pedestrian Access Routes so that walking and bicycling route lengths from trip origins to trip destinations are no greater than 1.4 times the minimum distance between the same origin and destination.

1. Calculate walking route directness by dividing the proposed route from trip origin (a lot or building on a lot) to potential trip destination (another lot or local street within an area bounded by the same collector and arterial streets, a collector street, an arterial street, a bicycle trail, buildings within a designated activity center or other commercial service area, a school, community center, park, or transit stop) by the minimum distance (as the crow flies) between those two points.
2. Apply to Local, Collector, and Arterial streets the same Pedestrian Access Route and street intersection spacing regulations that pertain to Major Local Streets in the Subdivision Ordinance

14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1). "Pedestrian Access Route" is described in Section 14-14-4-5 of the Subdivision Ordinance and Chapter 23 of the Development Process Manual.

- a. Subdivision Ordinance 14-14-3-4(A)(4)(b)1 states that centerlines of streets intersecting Major Local Streets shall be a maximum of 850 apart provided additional pedestrian access routes to and from the street are provided from stub streets, cul-de-sacs, or from between lots.
- b. Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1) states that:

- (1) The centerlines of streets intersecting a major local street shall be a maximum of 850 feet apart provided additional pedestrian access routes to and from the Major Local Street are provided on the side(s) of the Major Local Street being considered for development.
- (2) Unless existing abutting development precludes providing an opening, pedestrian access routes shall be provided from between lots or from stub streets or cul-de-sacs.
- (3) Pedestrian access routes between lots shall consist of a minimum 6-foot wide path in a 12-foot wide space, shall meet ADA standards as required by law, and shall prevent vehicle entry. Access routes shall have no blind spots and access route exits shall be clearly visible from all points along the route. Pedestrian access routes longer than 120 feet shall be a minimum of 18 feet wide.
- (4) Pedestrian street crossings associated with pedestrian access routes shall be evaluated for inclusion by City staff. If applicable, pedestrian street crossings shall include ADA accessible routes through street medians.
- (5) On the side(s) of the Major Local Street with front yards facing the street, pedestrian access routes to the Major

Local Street shall be located a maximum distance of 500 feet on center.

(6) On the side(s) of the Major Local Street with rear yards facing the street, pedestrian access routes that are a minimum of 25 feet wide shall be located a maximum distance of 500 feet on center. Pedestrian access routes narrower than 25 feet wide shall be located a maximum distance of 300 feet on center.

3. Design permanent stub streets as Pedestrian Access Routes where vehicular access is not advisable or when full street connection is not immediately possible. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from stub street termini.

4. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets with eventual connection to neighboring properties, trails, and major local, collector and arterial streets. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Provide Pedestrian Access Routes through cul-de-sac streets.

B. Arrange lots and blocks to improve the walking environment.

1. Blocks of residential lots identified in Minor and Major Subdivision plats shall be arranged so that no more than 30% of the length of any block face on a Collector or Major Local Street has rear yards facing the street.

2. Non-residential or mixed-use lots identified in Minor and Major Subdivision plats shall be arranged so that no rear yards face streets. Exceptions are lots at street intersections, lots in areas where topographical or geographical conditions admit no other form of platting, lots abutting existing highways, and lots abutting limited access streets.

3. A block is defined in the Subdivision Ordinance 14-14-1-6. Pedestrian Access Routes do not constitute block termini. +1

C. Provide regularly spaced street intersections to create efficient driving routes.

1. Apply to Local, Collector and Arterial Streets the street intersection spacing and design regulations that pertain to Major Local Streets in Subdivision Ordinance 14-14-4-5(A)(4)(b)1 and Development Process Manual (DPM) Chapter 23 Section 2A.9.d.(1).

2. Design temporary stub streets that can be extended as full street cross sections to adjoining vacant land when development occurs to facilitate convenient circulation of pedestrians, bicycles, and vehicles. Lot location and design, landscaping, fences, walls, and other improvements shall not obstruct public access to and from the stub street termini.

3. Prohibit cul-de-sac, dead-end, and similar street types where opportunities exist to provide through streets or stub streets with eventual connection to neighboring properties, trails, and major local, collector and arterial streets.

4. The City Engineer may approve cul-de-sac and similar street types when they are deemed appropriate due to constraining topography, unusual parcel configuration, or other overriding conditions. Limit the maximum length of a cul-de-sac to 600 feet and the number of dwelling units served by a cul-de-sac to 24.

5. To distribute traffic, no more than 24 dwelling units shall be served by one vehicular access point. Variances to the single vehicular access criteria shall be considered on a case-by-case basis by considering public safety and design concerns. The factors to address include the following:

D. Provide pedestrian and bicycle access to and within Activity Centers and other local destinations by using public right-of-way design standards in the "Great Streets Facility Plan" that make arterial and

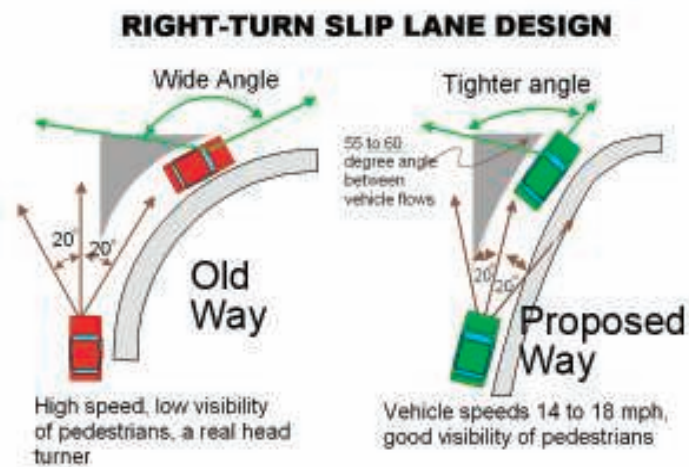
collector streets conducive to facing buildings toward them.

E. Provide safe and efficient street crossings for pedestrians and bicyclists.

1 Use the following preferred perpendicular curb ramp design for sidewalks entering street intersections.



2. Use the following preferred right-turn slip lane design where slip lanes are necessary.



Recommendations for Future Action

This section of the Action Plan contains spreadsheets that present information on projects and studies needed to make Southwest Albuquerque a complete community. (CABQ-City of Albuquerque, DMD-Department of Municipal Development, NMDOT-New Mexico Department of Transportation)

A. Capital Projects - Already Funded and/or Planned

GOAL Plan and Build an Interconnected System of Public Parks, Trails, and Open Space					
Facility Type	Project Name	Timeframe	Funding Sources	Cost Estimate	Responsibility
Neighborhood Parks	Anderson Hills Park (Phased)	2007-11	CCIP	\$1,500,000	CABQ-Parks
	Avalon Park	2009	CCIP	\$900,000	CABQ-Parks
	Silver Tree Park (Phased)	2009-11	CCIP	\$1,000,000	CABQ-Parks
	El Rancho Grande 1 Park	2011	CCIP	\$600,000	CABQ-Parks
	Eldorado Park	2011	CCIP	\$600,000	CABQ-Parks
	Other New Park Development	2013	CCIP	\$500,000	CABQ-Parks
Community Parks	Tower Pond Comm. Park Completion (Phased)	2009-11	CCIP	\$3,500,000	CABQ-Parks
	Westgate Comm. Park Expansion (Phased)	2007-13	CCIP	\$4,000,000	CABQ-Parks
Trails	98th Street Trail	2011	CCIP	\$400,000	CABQ - DMD
	Unser Blvd. Trail	2013	CCIP	\$200,000	CABQ-DMD
Open Space	Acquisition of Ceja	2013	CCIP	\$600,000	CABQ-Open Space
GOAL Develop a Complete Multi-Modal Transportation Network					
Streets	Southwest Mesa Park and Ride (Central & Unser)	2006	GO Bonds - TIP	\$936,000	CABQ-DMD
	I-40/West Central Interchange Reconstruction	2007	GO Bonds - TIP	\$6,000,000	NMDOT
	Rapid Transit Project on Central Avenue Corridor	2006-08	GO Bonds - TIP	\$4,664,000	CABQ-DMD
	I-40 Tricentennial West Gateway from Route 66 exit to 118th Street	2010	GO Bonds - TIP	\$93,000	CABQ-DMD
	Coors Boulevard interchange improvements for Gun Club, Arenal, and Pajarito	2006 & 2008	GO Bonds - TIP	\$19,200,000	NMDOT
	Eucariz from 106th to 114th widen from 2 to 4 lanes	2003-05	Private-MTP	\$1,234,264	CABQ-DMD
	114th from Eucariz to Central, widen from 2 to 4 lanes	2003-05	Private-MTP	\$1,234,264	CABQ-DMD
	Sage from DeVargas to 118th widen from 2 to 4 lanes	Summer '07	Private-MTP	\$1,113,848	CABQ-DMD
	106th from Eucariz to Central, new 2 lanes	2003-05	Private-MTP	\$1,836,344	CABQ-DMD
	Unser from Central to Sage new 2 lanes(widening)	2003-05	Private-MTP	\$3,973,728	CABQ-DMD
	98th extension, new 4 lanes	2009-11	Private-MTP	\$5,057,472	CABQ-DMD
	Old 98th from end of road to 98th, new 4 lanes	2003-05	Private-MTP	\$2,950,192	CABQ-DMD
	Gibson West, Unser to 118th, new 2 lanes	2006-10	Private-MTP	\$6,561,252	CABQ-DMD
	98th from EOP to Blake, new 2 lanes	2006-10	Private-MTP	\$3,044.76	CABQ-DMD
	Unser from Central to Sage, widen from 2 to 4 lanes	2006-10	Private-MTP	\$7,640,054	NMDOT

A. Capital Projects - Already Funded and/or Planned (continued)

Facility Type	Project Name	Timeframe	Funding Sources	Cost Estimate	Responsibility
Streets (continued)	Unser end south to Blake, new 2 lanes	2006-10	Private-MTP	\$3,044,764	CABQ-DMD
	118th from Central to Gibson west, new 2 lanes	2011-15	Private-MTP	\$5,749,864	CABQ-DMD
	Blake from Unser to 98th, new 2 lanes	2011-15	Private-MTP	\$1,384,784	CABQ-DMD
	Unser from Central to I-40	2013	Impact Fees	\$610,000	CABQ-DMD
	98th St. from Blake to Rio Bravo, new 2 lanes	2011-15	Private-MTP	\$3,010,400	CABQ-DMD
	Unser From Blake to Rio Bravo, new 2 lanes	2011-15	Private-MTP	\$2,889,984	CABQ-DMD
	Old 98th from 98th to 118th, new 2 lanes	2011-15	Private-MTP	\$2,438,424	CABQ-DMD
	Old 98th from BOP to Unser, widen from 2 to 4 lanes	2016-25	Private-MTP	\$7,523,160	CABQ-DMD
	Rio Bravo from 98th to Coors, widen from 2 to 4 lanes	2016-25	Private-MTP	\$8,008,800	CABQ-DMD
	118th Street from Gibson West to Rio Bravo, new 2 lanes	2016-25	Private-MTP	\$4,759,840	CABQ-DMD
	New roadways/additional lanes on 98th Street	2005-13	CCIP-Impact Fees	Total for these projects = \$23.5 million	CABQ-DMD
	New roadways/additional lanes on Tower Road				
	New roadways/additional lanes on Unser Boulevard				
	Intersection improvements and advance right-of-way acquisition are anticipated over this eight year period for new roadways and lanes (98th, Tower Road and Unser Blvd.)				
	86th and Sage Street Improvements	2007-15	GO Bonds-Decade Plan	\$11,700,000	CABQ-DMD
	Sage Road Improvements	2009	GO Bonds-Decade Plan	\$200,000	CABQ-DMD
	Unser Boulevard Reconstruction, <i>Phase 1 or Design?</i>	2009	GO Bonds-Decade Plan	\$2,500,000	CABQ-DMD
	90th & 106th St. Grade Separation	2015	GO Bonds-Decade Plan	\$400,00	CABQ-DMD

B. Capital Projects (funding needed)

GOAL Build Complete Neighborhoods and a Network of Neighborhood and Community Serving Activity Centers					
Facility Type	Project Name	Timeframe	Funding Sources	Cost Estimate	Responsibility
Pilot Project	Develop the Central and Unser Community Activity Center (project also serves Retail and Transportation goals)	Initiate 2008	Metropolitan Redevelopment Sources	Unknown	CABQ-MRA
GOAL Provide Convenient Public Services					
Libraries	30,000 sf library	2013	GO Bonds	\$16,000,000	CABQ-Cultural Svc.
	Expansions/Replacements of existing 2 libraries	2015	GO Bonds	Unknown	CABQ-Cultural Svc.
Intergenerational Center	SW Section of SW Albuquerque	2011	GO Bonds	\$16,000,000	CABQ-Cultural Svc.
Community Center	Westgate Community Center Minigym	2011	GO Bonds	\$950,000	CABQ-Family & Comm. Svc
Senior Services	Westgate CC Senior Mealsite	2009	Legislature	\$5,000	CABQ-Family & Comm.Svc./Senior Affairs
	Westgate CC Senior Van	2009	Legislature	\$50,000	CABQ-Family & Comm. Svc./Senior Affairs
GOAL Plan and Build an Interconnected System of Public Parks, Trails, and Open Space					
Parks	Community Park: Senator Dennis Chavez/118th St.	2013	GO Bonds & Legislature	\$6,000,000	CABQ-Parks
Major Public Open Space	Accelerate Ceja survey and acquisition if possible	2009-13	GO Bonds & other	Unknown	CABQ-Open Space
Trails	Complete Trail Network (Phased)	2009-16	GO Bonds - TIP	\$500,000 per mile	CABQ-DMD
GOAL Develop a Complete Multi-Modal Transportation Network					
Pilot Project	Central and Unser Intersection Redesign (see Pilot Project above)	2009-10	TIP (in application)	\$1,700,000	CABQ-DMD/ Planning
	Retrofit current dead end streets to connect neighborhoods	2009	To be chosen	\$75,000	CABQ-DMD/ Planning

C. Future Studies and Pilot Projects (Not funded)

GOAL Build complete neighborhoods and network of activity centers to serve them.		
Study or Project	Timeframe	Responsibility
Develop an Activity Center pilot project on City-owned land at Central Avenue and Unser Boulevard.	2008	CABQ-MRA
Develop facility standards for all libraries, youth facilities, senior facilities, and other adult facilities to guide performance, design and capital expenditures for facilities throughout the City.	Initiate 2009	CABQ-Departments
Explore the feasibility of initializing programs that allow developers to dedicate land for community facilities in exchange for development incentives.	Initiate 2009	CABQ-Planning
Monitor increases in the senior population over the next ten years. If senior populations are adequate, either construct a senior center to serve the area or integrate a full senior program into a multi-generational center.	2009-17	CABQ-Senior Services
Plan. program and fund public uses for land that APS is setting aside at the new high school site a Senator Dennis Chavez Boulevard and 118th Street.	Initiate 2009	CABQ-Bernalillo County & other public agencies
GOAL Plan and build an interconnected system of public parks, trails, and open space.		
After determining Ceja boundaries for conservation and preservation, acquire the property through a combination of public finding and private dedication.	As soon as possible	CABQ-Bernalillo County
GOAL Increase and improve retail commercial services..		
Expand boundaries of the West Cental MRA district	Initiate 2009	CABQ-MRA
Implement a facade program benefiting businesses in the Old Coors/Central area	Initiate 2009	CABQ-MRA
Implement a facade program for other properties in existing redevelopment areas	Initiate 2009	CABQ-MRA
GOAL Develop a complete multi-modal transportation network.		
Conduct a sub-regional transportation analysis and plan for undeveloped portions of Southwest Albuquerque.	Initiate 2009	MRCOG
As a sub-task, conduct an alignment study for Gibson West to connect to Coors Boulevard	2009	MRCOG
Initiate a street tree planning pilot project	Initiate 2009	CABQ-Envir. Health

D. Plan, Policy and Ordinance Changes for Future Action

Study or Project	Timeframe	Responsibility
Use the zoning map amendment process to change the zoning to activity center zoning for selected designated activity centers.	2009-10	CABQ-Planning
Draft legislation to require master plans for complete neighborhoods for developments above a minimum size (to be determined)	2010-11	CABQ-Planning
Develop Complete design standards for Southwest Albuquerque development as recommended in Policy 4.6 of the West Side Strategic Plan	2009-10	CABQ-Planning
Draft Comprehensive Plan amendments to support complete neighborhoods, community activity centers and neighborhood activity centers.	2009-10	CABQ-Planning
Draft Zoning Code amendments to add Community Activity Center and Neighborhood Activity Center zones	2009-10	CABQ-Planning
Draft Subdivision and Development Process Manual regulations to support pedestrian, bicycle, and vehicle efficiency	2009-10	CABQ-Planning

E. Implementing and Monitoring the Strategic Action Plan

Create a Southwest Albuquerque implementation group to ensure continuing attention and advocacy for area projects.	2009	CABQ & Neighborhoods
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F. Actions for Consideration by Bernalillo County

Consider amendment of the Southwest Area Plan to support protection of the Ceja and standards for positive development in unincorporated areas of Southwest Albuquerque	2009-10	Bernalillo County
Consider adoption of West Side Strategic Plan changes and similar zoning and subdivision ordinance amendments.	2009-10	Bernalillo County